



730 W Jefferson Street

is being offered at

\$12 / SF

EXECUTIVE SUMMARY

The O'Bryan & Ball Team has been exclusively retained to lease a 2,700 SF space in the Brandon Wood Retirement Home. Suite A has its own private/exterior entrance and ample parking. The space consists of one large room (31' x 44.5'), a storage room, a work-space (36' x 15'), and men's & women's restrooms. Suite A is fully sprinklered, with smoke alarm systems and additional access through the interior area. There is a fenced-in patio with access from the suite as well as the from the parking lot. Previously, the space had been used as a daycare, adult daycare facility, and could be an excellent retail space, commissary, or other less traditional use if it is appropriate contiguous to the retirement home.

LISTING METRICS

2,700
AVAILABLE SF

GROSS
LEASE TYPE

\$12.00
PRICE /SF /YR

B-2
ZONING

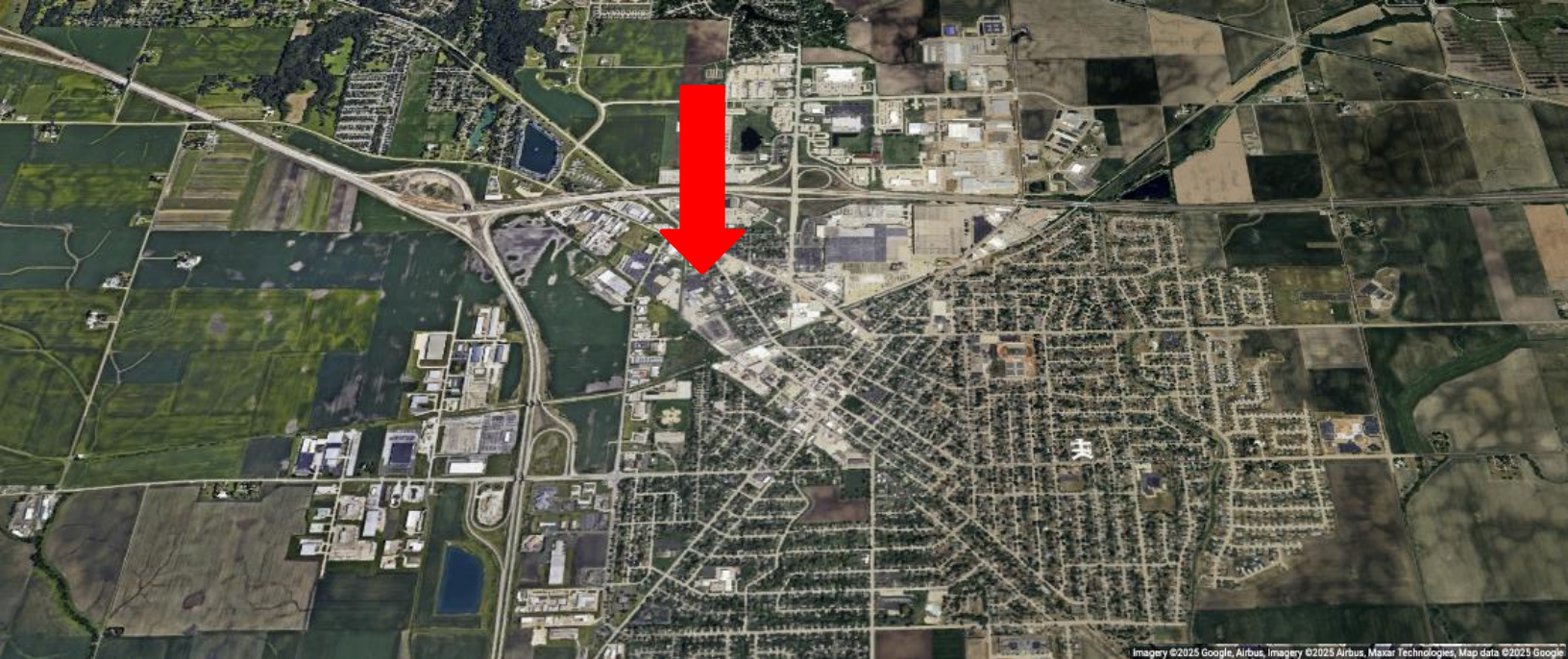
**OFFICE / RETAIL SPACE
FOR LEASE**

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PROPERTY DETAILS

ADDRESS	730 W. Jefferson Street
CITY / STATE / ZIP	Morton, IL 61550
COUNTRY	Tazewell
PARCEL ID(s)	06-06-17-303-003
ZONING	B-2
YEAR BUILT	1975
PROPERTY TYPE	Retirement Community
TOTAL BUILDING SF	41,667 SF
AVAILABLE SPACE TYPE	Retail / Office Suite
AVAILABLE SPACE SF	2,700 SF



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O'BRYAN AND BALL
COMMERCIAL REAL ESTATE
RE/MAX
COMMERCIAL
TRADERS UNLIMITED

All information contained herein is deemed reliable but not guaranteed. Each office is independently owned and operated
Office: 3622 N Knoxville Avenue, Peoria, IL 61603

EXTERIOR PHOTOS



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INTERIOR PHOTOS



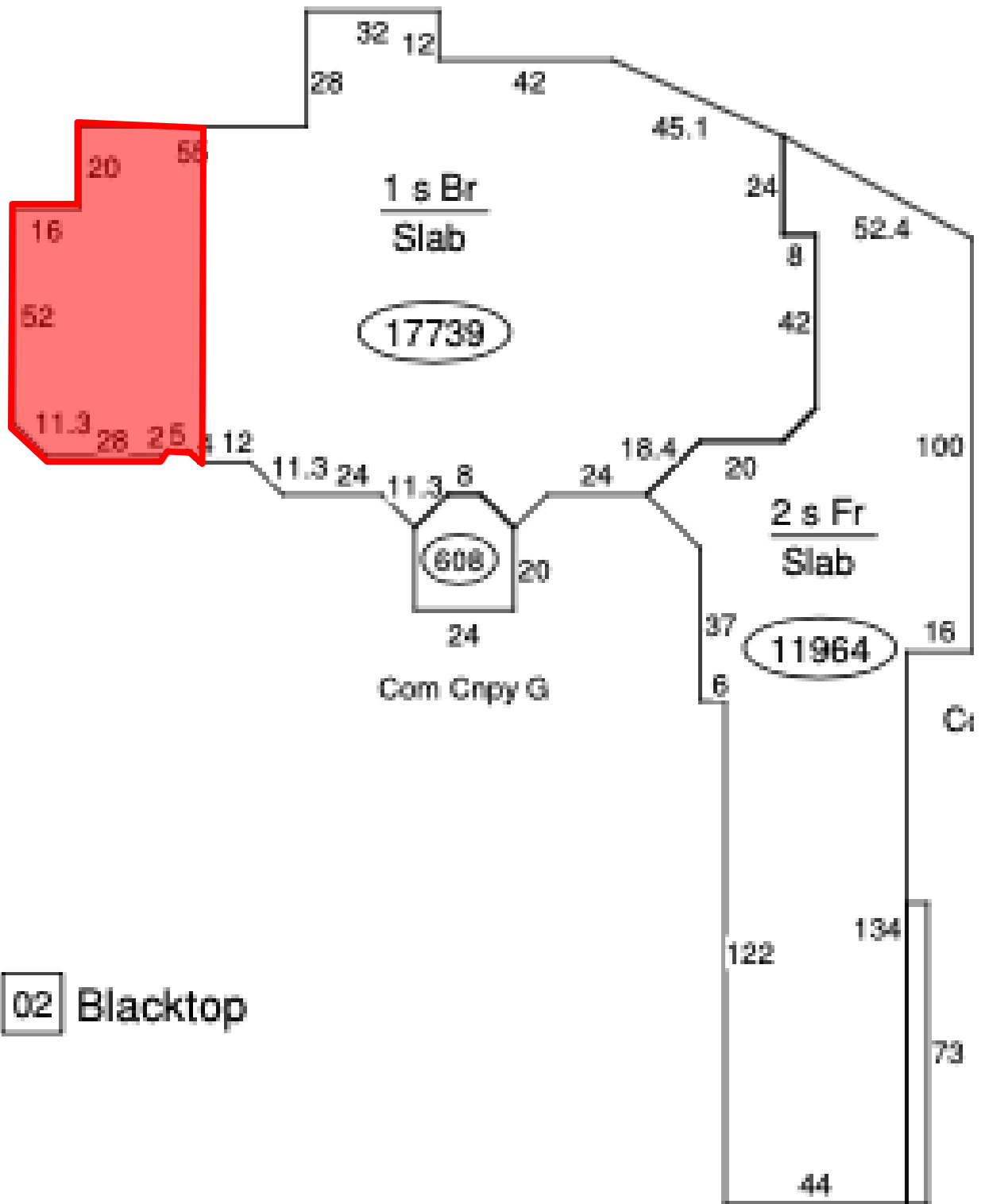
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GIS SKETCH



02 Blacktop

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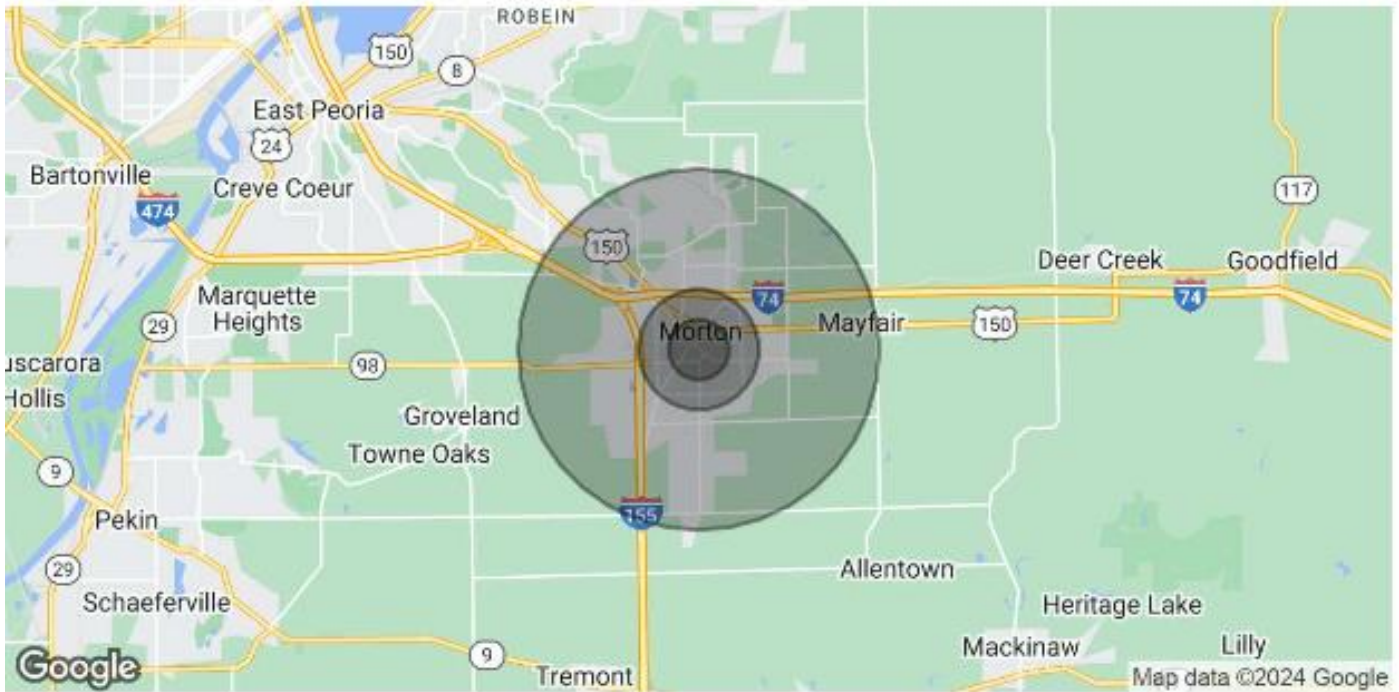
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DEMOGRAPHICS MAP & REPORT – MORTON, IL



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	2,865	8,828	17,676
Average Age	39	41	42
Average Age (Male)	37	39	41
Average Age (Female)	40	43	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,233	3,659	7,192
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$90,023	\$100,018	\$108,287
Average House Value	\$211,475	\$236,225	\$262,276

Demographics data derived from AlphaMap.

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